







## 14 GEORGE CLOSE, CAPEL-LE-FERNE, FOLKESTONE, CT18 7UB

OFFERS IN THE REGION OF £475,000

- Detached family home built in 2018 and presented in excellent condition throughout
- Energy-efficient with a B rating, ideal for low running costs and environmental impact
- Spacious open-plan living/dining area leading to a stylish kitchen with integrated appliances
- Patio doors open to a generous rear garden, mainly laid to lawn with convenient side access
- Three double bedrooms, all with built-in wardrobes, including a principal with en-suite
- Contemporary family bathroom plus a ground floor WC for added convenience
- Driveway parking for two cars and an integral garage for secure storage
- Only 10 minutes drive to Folkestone West station, with high-speed trains to London St Pancras in 53 minutes
- Seconds from the King Charles III England Coast Path and walking distance to East Cliff & Warren Country Park and beach
- Set within the prestigious Grasslands development by Jarvis Homes in sought-after Capel-Le-Ferne















## ABOUT THIS HOME

This beautifully designed and energy-efficient home (Energy Rating B), built in 2018, is offered to the market in excellent condition. The ground floor features a welcoming entrance hall leading into a generous open-plan living and dining area, seamlessly connected to a modern kitchen/breakfast room. The kitchen is equipped with high-spec integrated appliances, including a fridge/freezer, washing machine, dishwasher, and double oven. Patio doors open directly onto the rear garden, and there is also a convenient ground floor WC.

Upstairs, there are three spacious double bedrooms, all benefiting from built-in wardrobes. The principal bedroom boasts a stylish en-suite shower room, while the other bedrooms are served by a beautifully appointed family bathroom.

Outside, the rear garden is mainly laid to lawn—ideal for families—with side access for added convenience. The property also includes a private driveway with parking for two vehicles and an integral garage giving you everything you need from a family home.









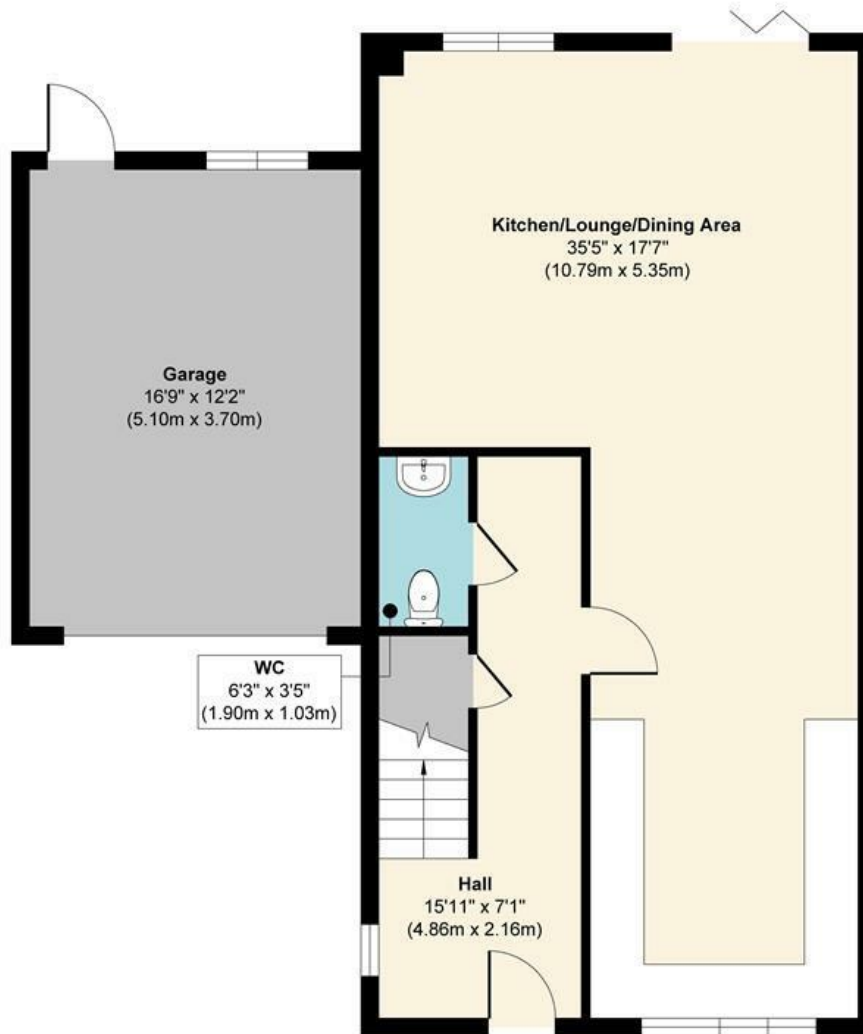
#### Owners Remarks:

Our Capel House has been a happy family home, situated conveniently between Dover and Folkestone. The property is well equipped, making modern living really easy. The garden is large enough for entertaining and we have had many happy family times, hosting barbecues playing cricket and using the paddling pool on hot summer days. We have loved living in this quiet friendly neighbourhood and many properties are still lived in by their original owners. We have enjoyed wonderful cliff top walks with our dog and grandchildren and also daily walks along the paths up to the school and across nearby fields next to the well-equipped play area. It is served by an excellent local shop but also super convenient that we can pop to the larger shopping areas in Folkestone and Dover. We frequently use the excellent regular bus service. We are sad to leaving Capel and all it has to offer.

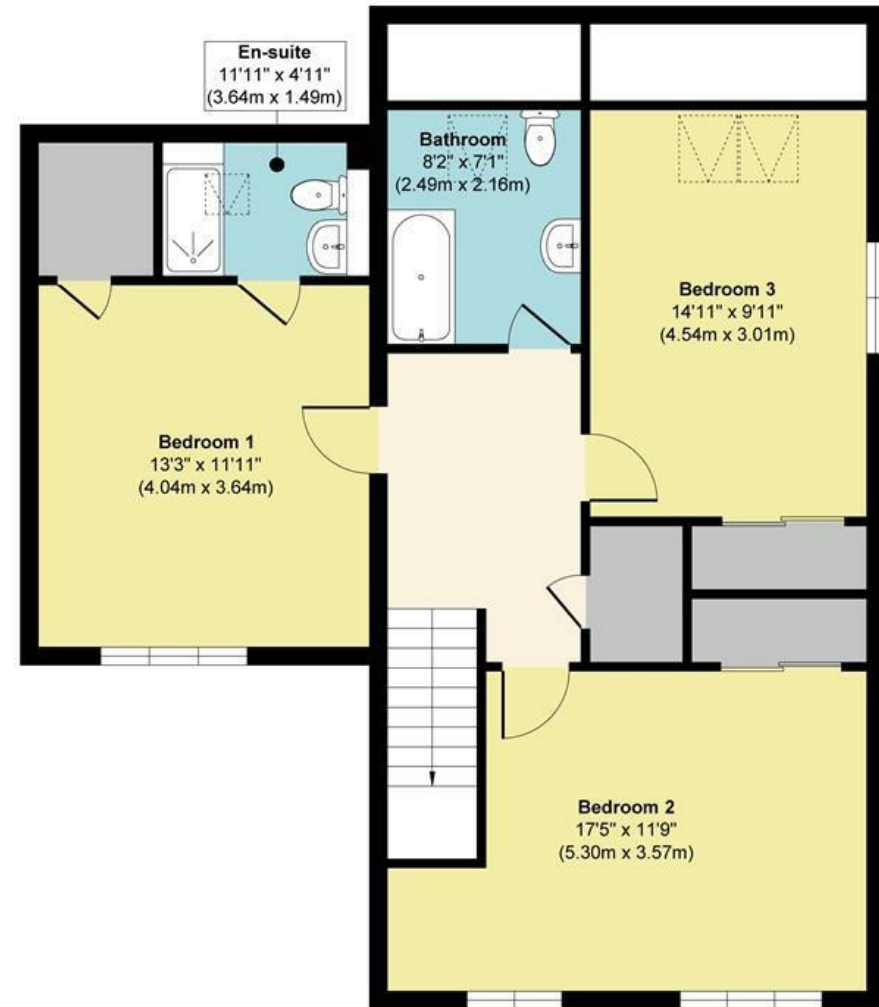








**Ground Floor**  
Approximate Floor Area  
835 sq. ft  
(77.61 sq. m)



**First Floor**  
Approximate Floor Area  
857 sq. ft  
(79.68 sq. m)

**Approx. Gross Internal Floor Area 1693 sq. ft / 157.29 sq. m (Including Garage)**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



## ABOUT THE AREA

Located within the prestigious Grasslands development in Capel-Le-Ferne, this home offers a unique blend of luxury living and coastal tranquillity. Perched high on the chalk cliffs, it's just seconds from the King

Charles III England Coast Path, with breathtaking walks along the White Cliffs and direct access down to East Cliff and Warren Country Park and the secluded beach below.

The village itself offers a warm community atmosphere, OFSTED-rated 'Good' primary schooling, local pubs, a clifftop café, and recreational facilities including sports courts, play parks, and a mini skate park.

Folkestone West station is just 10 minutes away by car, offering high-speed trains to London St Pancras in only 53 minutes, making this an ideal location for commuters. The nearby M20 and Channel Tunnel also provide excellent road and international travel connections.

Built by renowned local developer Jarvis Homes, Grasslands is a boutique development of just 40 traditionally built homes, offering exceptional quality, style, and energy efficiency in one of Kent's most picturesque settings.









# ABOUT US

Rafferty & Pickard sell extraordinary homes throughout the South East.

Using the latest technology, all properties are showcased with cinematic videos and captivating photos.

Beth Morgan and Anita Lewis personally handle all aspects of your home moving journey to ensure an unparalleled client experience.

## CONTACT US

**Beth Morgan**  
07977 048833

**Anita Lewis**  
07864 999212

**Office**  
01304 801777

Lime Tree House  
15 Lime Tree Walk  
Sevenoaks  
TN13 1YH

**E:** [beth@raffertyandpickard.co.uk](mailto:beth@raffertyandpickard.co.uk)  
**W:** [raffertyandpickard.co.uk](http://raffertyandpickard.co.uk)

